



February 2023 Residential Sales

Date: March 9, 2023

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **February 1 through February 28, 2023**. Below summarizes our region's monthly sales activity. For a full review please see report that follows.

Quick Facts

-20.9%	+0.7%	+106.6%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.

In its continued effort to curb inflation, the Federal Reserve raised its benchmark interest rate in February by a quarter-percentage point to 4.50% - 4.70%, its 8th rate hike since March of last year, when the interest rate was nearly zero. Mortgage interest rates have dipped slightly from their peak last fall, leading pending sales to increase 8.1% month-to-month as of last measure, but affordability constraints continue to limit homebuyer activity overall, with existing-home sales declining for the twelfth consecutive month, according to the National Association of Realtors® (NAR).

New listings increased 6.9 percent for Single Family homes but decreased 17.0 percent for Townhouse-Condo homes. Pending Sales decreased 3.4 percent for Single Family homes but increased 2.0 percent for Townhouse-Condo homes. Inventory increased 109.4 percent for Single Family homes and 19.7 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 162.5 percent for Single Family homes and 40.0 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 1.3 percent to \$235,000 for Single Family homes and 29.6 percent to \$175,000 for Townhouse-Condo homes.

Average Days on Market Increases



Days on Market increased 70.4 percent for Single Family homes and 207.1 percent for Townhouse-Condo homes.

With buyer demand down from peak levels, home price growth has continued to slow nationwide, although prices remain up from a year ago. Sellers have been increasingly cutting prices and offering sales incentives in an attempt to attract buyers, who have continued to struggle with affordability challenges this winter. The slight decline in mortgage rates earlier this year convinced some buyers to come off the sidelines, but with rates ticking up again in recent weeks, buyers are again pulling back, causing sales activity to remain down heading into spring.



Below you will find copies of the MLS Statistical Reports for

February 2023

PLEASE NOTE

If you are going to be utilizing the MLS Statistical information for public mass-media advertisement or in other public representations, use of that information must be in accordance with **MLSOK Rules and Regulations**.

Limitations on Use of MLS Information

Use of information from MLS compilation of current listing information, from the association's statistical report, or from any sold or comparable report of the association or MLS for public mass-media advertising by an MLS participant or in other public representations, may not be prohibited.

However, any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the Association or its MLS must clearly demonstrate the time over which such claims are based and must include the following, or substantially similar, notice:

Based on information from MLSOK, Inc for the period **(2/1/2023 through 2/28/2023)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 12:59PM CT on **3/9/2023**.

MLSOK, Inc. shall have no liability or responsibility for the truth or accuracy of any data or information contained in any advertising or other public representation made or sponsored by a Participant and/or by any of its affiliated Licensees, and each of such Participant and its affiliated Licensees hereby agrees to indemnify MLSOK, Inc. and to hold the MLS harmless from and against any liability, damage, cost and expense arising from or out of any such advertising or other public representation.



Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **February 2023** as compared to **January 2023** and **February 2022**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email mlstechsupport@okcmar.org.

	<u>February 2023</u>	<u>January 2023</u>	<u>February 2022</u>
TOTAL CLOSED	1511	1225	1850
TOTAL \$ VOLUME	\$ 415,439,937	\$ 345,597,992	\$ 507,235,628
AVERAGE PRICE	\$274,944	\$288,297	\$ 274,181
MEDIAN PRICE	\$ 232,000	\$ 239,500	\$ 228,241
% SELLING PRICE TO LIST PRICE	98%	98%	99%
DAYS ON MARKET	47	41	27
NUMBER OF LISTINGS	4392	4582	1961

TOTAL CLOSED	1511
TOTAL \$ VOLUME	\$ 415,439,937
AVERAGE SELLING PRICE	\$ 274,944
% SELLING PRICE TO LIST PRICE	98%
MEDIAN PRICE	\$ 232,000
AVERAGE DAYS ON MARKET	47
# OF ACTIVE LISTINGS CURRENTLY	4392
TOTAL UNDER CONTRACT (Pending)	1604
AVERAGE VALUE (Pending)	\$ 295,987



RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:

Condos
Half Duplexes
Manufactured Homes
Patio Homes
Single Family Homes
Townhouses

MONTH	TOTAL CLOSED	DOLLAR VOLUME	RESIDENTIAL LISTINGS PROCESSED
January	1225	\$ 345,597,992	2820
February	1511	\$ 415,439,937	3115

Local Market Update – February 2023

A FREE RESEARCH TOOL FROM MLSOK



All MLSOK

Entire MLSOK Market Area

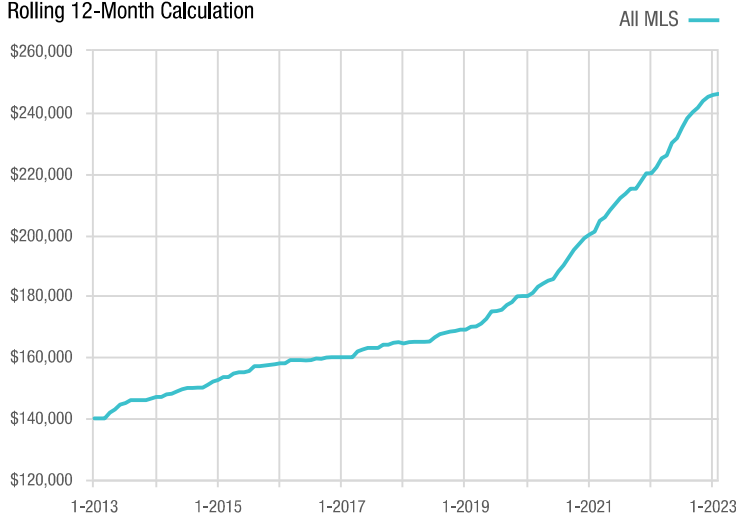
Single Family	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1,976	2,113	+ 6.9%	4,062	4,276	+ 5.3%
Pending Sales	2,066	1,995	- 3.4%	4,361	3,841	- 11.9%
Closed Sales	1,842	1,436	- 22.0%	3,727	2,651	- 28.9%
Days on Market Until Sale	27	46	+ 70.4%	27	44	+ 63.0%
Median Sales Price*	\$232,000	\$235,000	+ 1.3%	\$226,490	\$237,900	+ 5.0%
Average Sales Price*	\$280,196	\$276,384	- 1.4%	\$272,301	\$281,152	+ 3.3%
Percent of List Price Received*	99.6%	97.8%	- 1.8%	99.4%	97.7%	- 1.7%
Inventory of Homes for Sale	2,056	4,306	+ 109.4%	—	—	—
Months Supply of Inventory	0.8	2.1	+ 162.5%	—	—	—

Townhouse-Condo	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	53	44	- 17.0%	117	121	+ 3.4%
Pending Sales	49	50	+ 2.0%	97	112	+ 15.5%
Closed Sales	41	53	+ 29.3%	89	84	- 5.6%
Days on Market Until Sale	14	43	+ 207.1%	18	42	+ 133.3%
Median Sales Price*	\$135,000	\$175,000	+ 29.6%	\$133,500	\$162,000	+ 21.3%
Average Sales Price*	\$162,030	\$218,758	+ 35.0%	\$159,783	\$198,264	+ 24.1%
Percent of List Price Received*	99.7%	97.0%	- 2.7%	98.9%	96.8%	- 2.1%
Inventory of Homes for Sale	66	79	+ 19.7%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

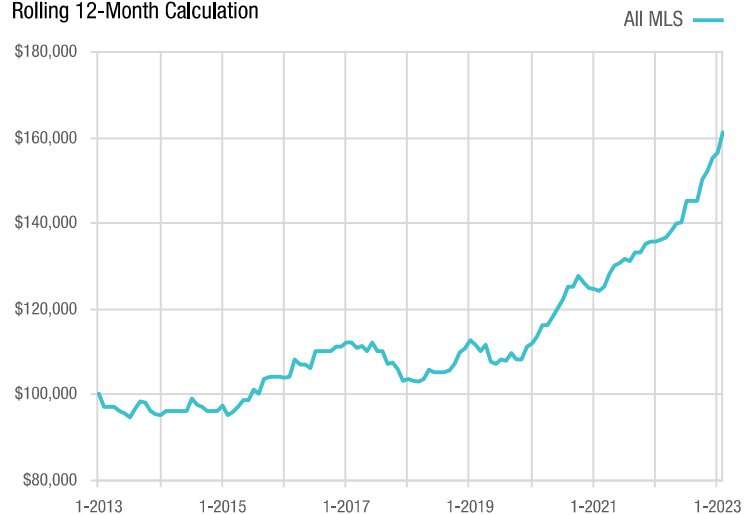
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Monthly Indicators



February 2023

In its continued effort to curb inflation, the Federal Reserve raised its benchmark interest rate in February by a quarter-percentage point to 4.50% - 4.75%, its 8th rate hike since March of last year, when the interest rate was nearly zero. Mortgage interest rates have dipped slightly from their peak last fall, leading pending sales to increase 8.1% month-to-month as of last measure, but affordability constraints continue to limit homebuyer activity overall, with existing-home sales declining for the twelfth consecutive month, according to the National Association of Realtors® (NAR).

New Listings increased 6.9 percent for Single Family homes but decreased 17.0 percent for Townhouse-Condo homes. Pending Sales decreased 3.4 percent for Single Family homes but increased 2.0 percent for Townhouse-Condo homes. Inventory increased 109.4 percent for Single Family homes and 19.7 percent for Townhouse-Condo homes.

Median Sales Price increased 1.3 percent to \$235,000 for Single Family homes and 29.6 percent to \$175,000 for Townhouse-Condo homes. Days on Market increased 70.4 percent for Single Family homes and 207.1 percent for Townhouse-Condo homes. Months Supply of Inventory increased 162.5 percent for Single Family homes and 40.0 percent for Townhouse-Condo homes.

With buyer demand down from peak levels, home price growth has continued to slow nationwide, although prices remain up from a year ago. Sellers have been increasingly cutting prices and offering sales incentives in an attempt to attract buyers, who have continued to struggle with affordability challenges this winter. The slight decline in mortgage rates earlier this year convinced some buyers to come off the sidelines, but with rates ticking up again in recent weeks, buyers are once again pulling back, causing sales activity to remain down heading into spring.

Quick Facts

- 20.9%	+ 0.7%	+ 106.6%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Properties Overview	14



Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	2-2022	2-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		1,976	2,113	+ 6.9%	4,062	4,276	+ 5.3%
Pending Sales		2,066	1,995	- 3.4%	4,361	3,841	- 11.9%
Closed Sales		1,842	1,436	- 22.0%	3,727	2,651	- 28.9%
Days on Market Until Sale		27	46	+ 70.4%	27	44	+ 63.0%
Median Sales Price		\$232,000	\$235,000	+ 1.3%	\$226,490	\$237,900	+ 5.0%
Average Sales Price		\$280,196	\$276,384	- 1.4%	\$272,301	\$281,152	+ 3.3%
Percent of List Price Received		99.6%	97.8%	- 1.8%	99.4%	97.7%	- 1.7%
Housing Affordability Index		165	127	- 23.0%	169	126	- 25.4%
Inventory of Homes for Sale		2,056	4,306	+ 109.4%	—	—	—
Months Supply of Inventory		0.8	2.1	+ 162.5%	—	—	—

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse-Condo properties only.



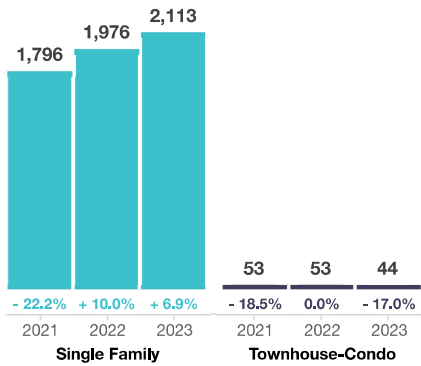
Key Metrics	Historical Sparkbars	2-2022	2-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		53	44	- 17.0%	117	121	+ 3.4%
Pending Sales		49	50	+ 2.0%	97	112	+ 15.5%
Closed Sales		41	53	+ 29.3%	89	84	- 5.6%
Days on Market Until Sale		14	43	+ 207.1%	18	42	+ 133.3%
Median Sales Price		\$135,000	\$175,000	+ 29.6%	\$133,500	\$162,000	+ 21.3%
Average Sales Price		\$162,030	\$218,758	+ 35.0%	\$159,783	\$198,264	+ 24.1%
Percent of List Price Received		99.7%	97.0%	- 2.7%	98.9%	96.8%	- 2.1%
Housing Affordability Index		305	185	- 39.3%	309	199	- 35.6%
Inventory of Homes for Sale		66	79	+ 19.7%	—	—	—
Months Supply of Inventory		1.0	1.4	+ 40.0%	—	—	—

New Listings

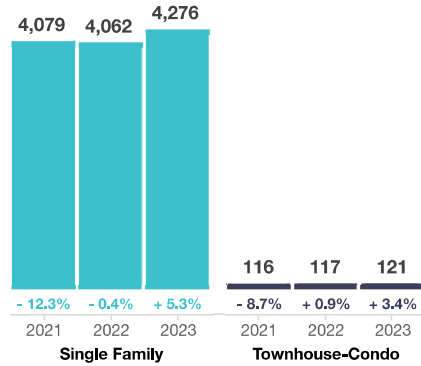
A count of the properties that have been newly listed on the market in a given month.



February

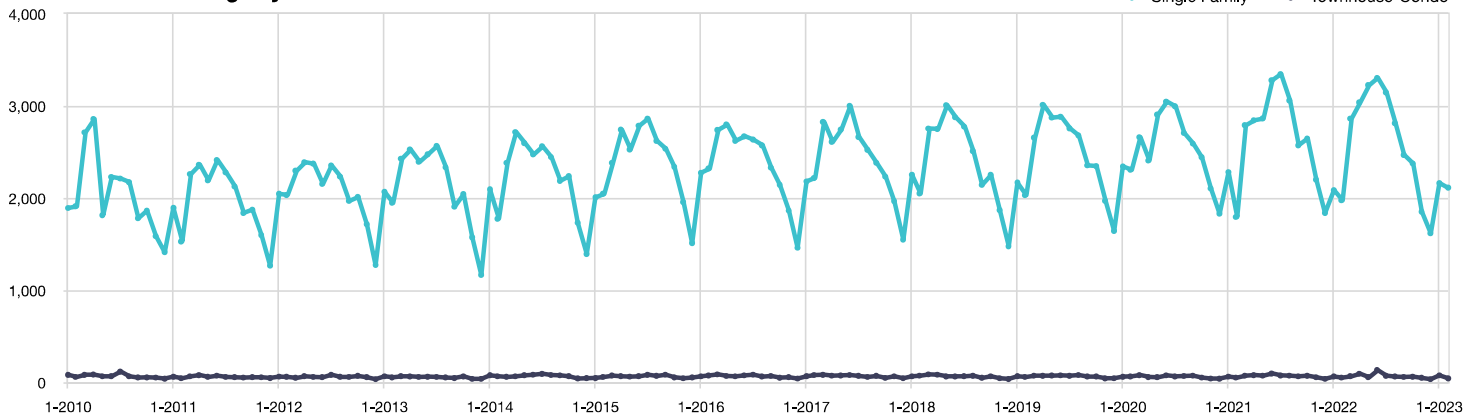


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	2,864	+ 2.6%	68	- 8.1%
Apr-2022	3,039	+ 6.8%	95	+ 20.3%
May-2022	3,226	+ 12.6%	57	- 21.9%
Jun-2022	3,304	+ 0.7%	134	+ 39.6%
Jul-2022	3,147	- 5.9%	72	- 5.3%
Aug-2022	2,813	- 8.0%	64	- 13.5%
Sep-2022	2,469	- 4.0%	60	- 10.4%
Oct-2022	2,376	- 10.2%	62	- 13.9%
Nov-2022	1,853	- 15.8%	50	- 10.7%
Dec-2022	1,618	- 12.0%	35	- 7.9%
Jan-2023	2,163	+ 3.7%	77	+ 20.3%
Feb-2023	2,113	+ 6.9%	44	- 17.0%
12-Month Avg	2,582	- 1.7%	68	- 1.4%

Historical New Listings by Month

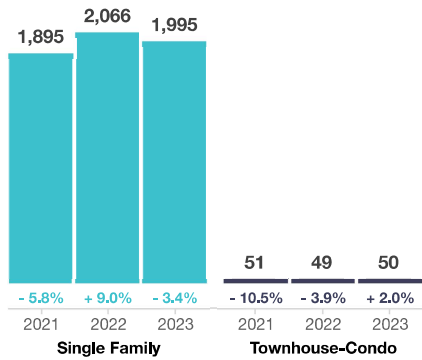


Pending Sales

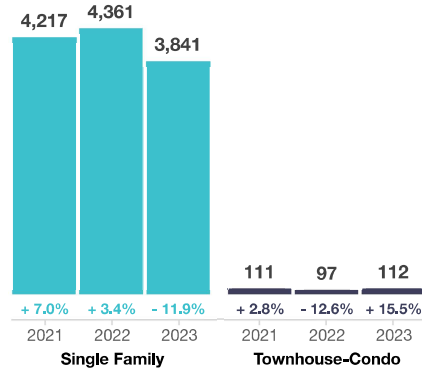
A count of the properties on which offers have been accepted in a given month.



February

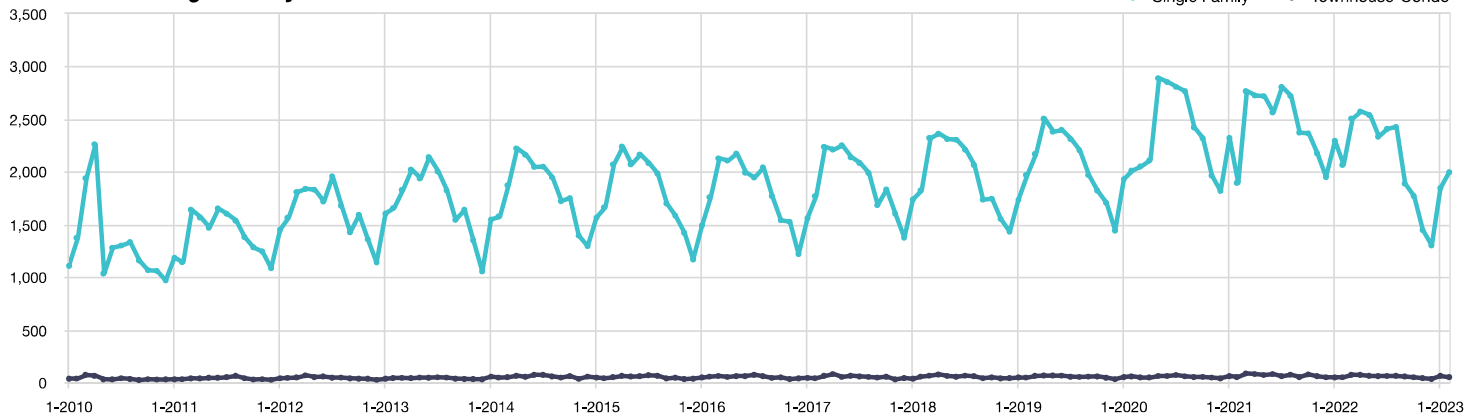


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	2,505	-9.4%	72	-16.3%
Apr-2022	2,573	-5.6%	71	-11.3%
May-2022	2,540	-6.5%	62	-11.4%
Jun-2022	2,334	-9.0%	60	-25.0%
Jul-2022	2,407	-14.2%	61	+3.4%
Aug-2022	2,427	-10.8%	62	-16.2%
Sep-2022	1,887	-20.5%	56	+9.8%
Oct-2022	1,770	-25.2%	49	-35.5%
Nov-2022	1,448	-33.5%	41	-30.5%
Dec-2022	1,300	-33.3%	33	-32.7%
Jan-2023	1,846	-19.6%	62	+29.2%
Feb-2023	1,995	-3.4%	50	+2.0%
12-Month Avg	2,086	-15.2%	57	-12.3%

Historical Pending Sales by Month

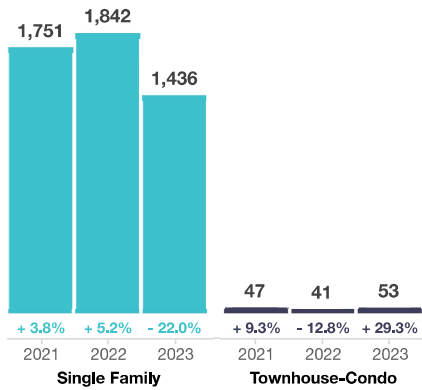


Closed Sales

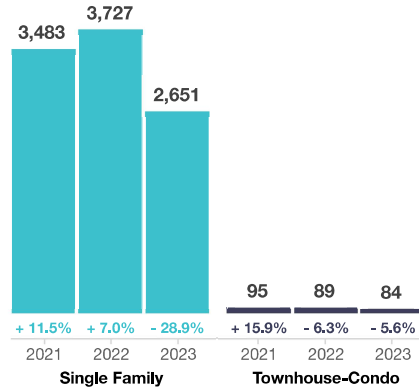
A count of the actual sales that closed in a given month.



February

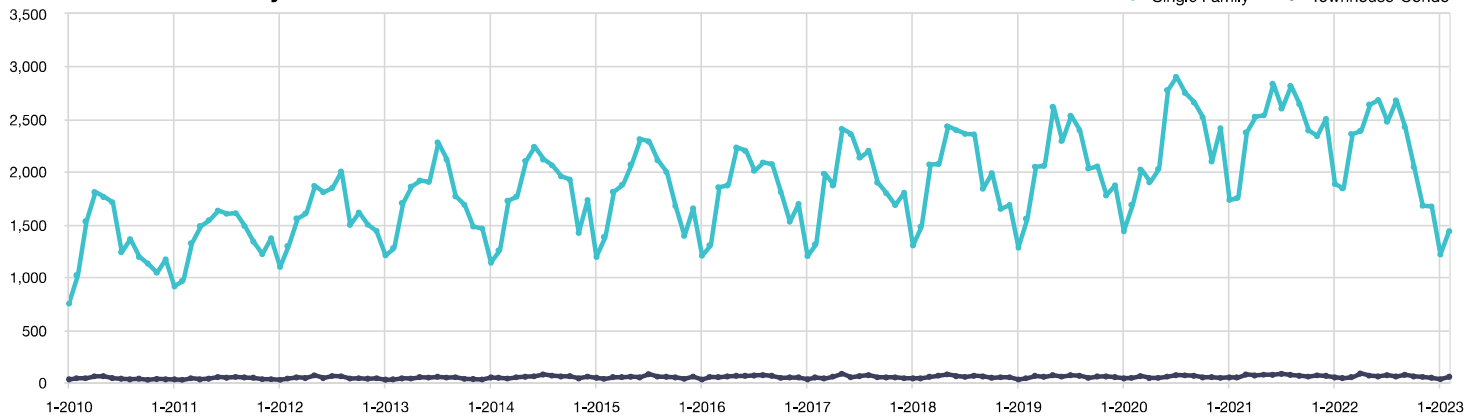


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	2,359	-0.7%	50	-33.3%
Apr-2022	2,388	-5.4%	84	+27.3%
May-2022	2,638	+4.0%	64	-13.5%
Jun-2022	2,682	-5.4%	57	-20.8%
Jul-2022	2,476	-4.8%	69	-14.8%
Aug-2022	2,679	-4.9%	56	-21.1%
Sep-2022	2,426	-8.2%	72	+14.3%
Oct-2022	2,046	-14.5%	57	+3.6%
Nov-2022	1,678	-28.3%	52	-22.4%
Dec-2022	1,672	-33.2%	44	-29.0%
Jan-2023	1,215	-35.5%	31	-35.4%
Feb-2023	1,436	-22.0%	53	+29.3%
12-Month Avg	2,141	-12.3%	57	-12.3%

Historical Closed Sales by Month

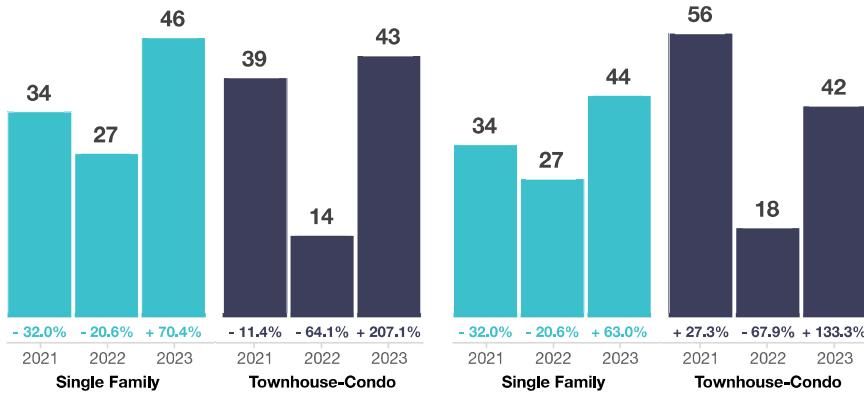


Days on Market Until Sale

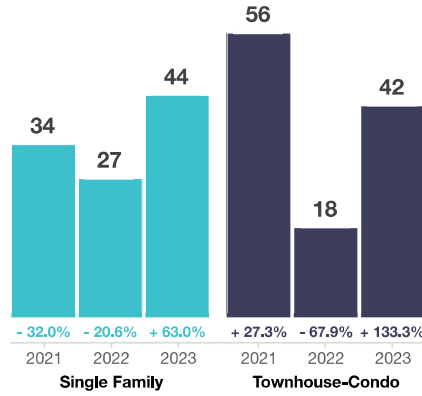
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



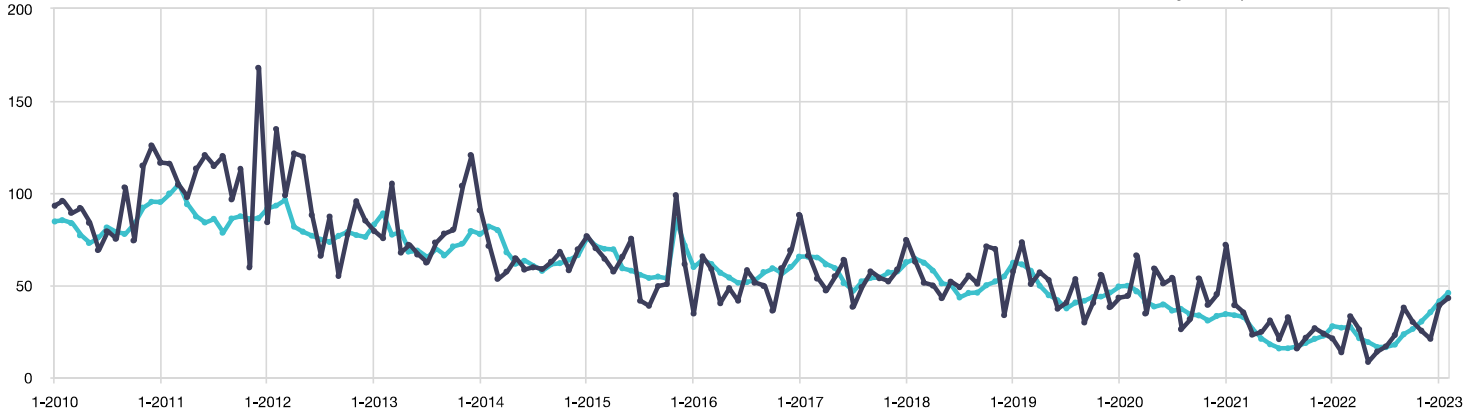
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	27	- 18.2%	33	- 5.7%
Apr-2022	21	- 19.2%	26	+ 13.0%
May-2022	19	- 9.5%	8	- 68.0%
Jun-2022	17	- 5.6%	14	- 54.8%
Jul-2022	16	0.0%	17	- 19.0%
Aug-2022	18	+ 12.5%	23	- 30.3%
Sep-2022	23	+ 35.3%	38	+ 137.5%
Oct-2022	26	+ 36.8%	30	+ 36.4%
Nov-2022	30	+ 42.9%	25	- 7.4%
Dec-2022	35	+ 52.2%	21	- 12.5%
Jan-2023	41	+ 46.4%	39	+ 85.7%
Feb-2023	46	+ 70.4%	43	+ 207.1%
12-Month Avg*	25	+ 14.8%	26	+ 4.1%

* Days on Market for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

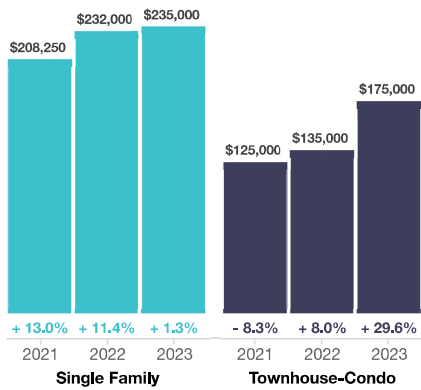


Median Sales Price

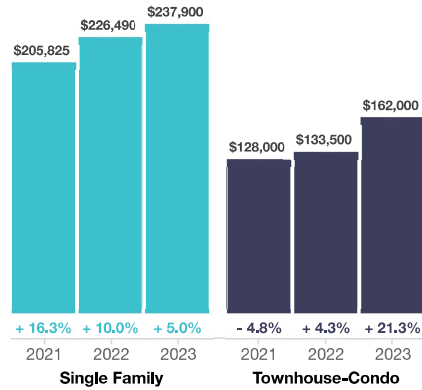
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



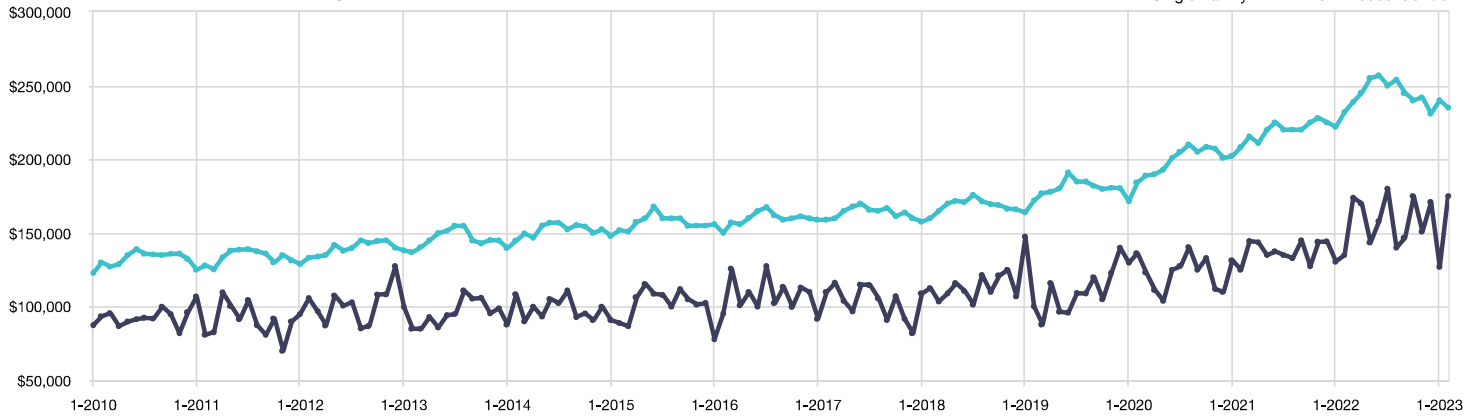
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	\$239,000	+ 10.9%	\$174,000	+ 20.4%
Apr-2022	\$245,000	+ 16.1%	\$170,000	+ 18.3%
May-2022	\$255,130	+ 16.0%	\$143,500	+ 6.3%
Jun-2022	\$256,850	+ 14.2%	\$158,000	+ 14.9%
Jul-2022	\$250,000	+ 13.6%	\$180,000	+ 33.3%
Aug-2022	\$254,000	+ 15.5%	\$140,000	+ 5.3%
Sep-2022	\$245,000	+ 11.4%	\$146,750	+ 1.2%
Oct-2022	\$240,000	+ 6.7%	\$175,000	+ 37.3%
Nov-2022	\$242,000	+ 6.1%	\$151,000	+ 4.9%
Dec-2022	\$231,000	+ 2.7%	\$171,000	+ 18.5%
Jan-2023	\$239,995	+ 8.1%	\$127,000	- 2.8%
Feb-2023	\$235,000	+ 1.3%	\$175,000	+ 29.6%
12-Month Avg*	\$246,000	+ 10.8%	\$161,000	+ 18.4%

* Median Sales Price for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

Historical Median Sales Price by Month

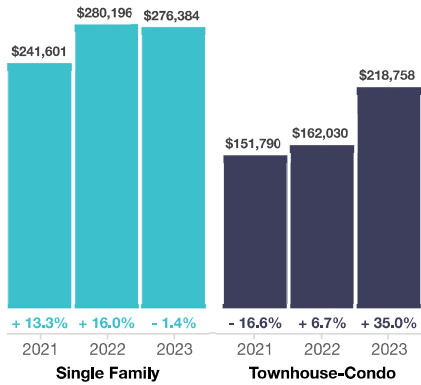


Average Sales Price

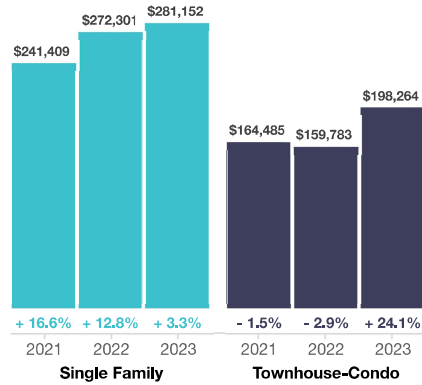
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



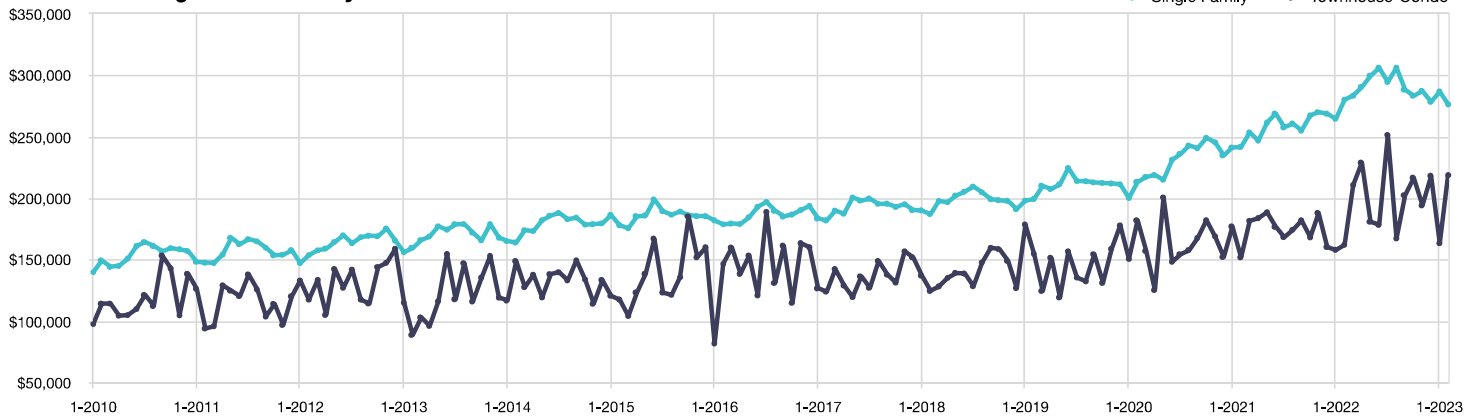
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	\$283,477	+ 11.8%	\$210,792	+ 16.1%
Apr-2022	\$290,413	+ 17.7%	\$228,910	+ 24.6%
May-2022	\$299,523	+ 14.6%	\$180,700	- 4.1%
Jun-2022	\$306,074	+ 13.9%	\$178,289	+ 0.9%
Jul-2022	\$294,455	+ 14.3%	\$251,443	+ 49.5%
Aug-2022	\$306,222	+ 17.5%	\$167,160	- 4.1%
Sep-2022	\$288,297	+ 13.1%	\$202,416	+ 11.3%
Oct-2022	\$283,348	+ 6.0%	\$216,612	+ 28.8%
Nov-2022	\$287,293	+ 6.4%	\$194,022	+ 3.3%
Dec-2022	\$278,262	+ 3.5%	\$218,127	+ 36.1%
Jan-2023	\$286,779	+ 8.4%	\$163,227	+ 3.4%
Feb-2023	\$276,384	- 1.4%	\$218,758	+ 35.0%
12-Month Avg*	\$291,674	+ 11.1%	\$205,379	+ 17.2%

* Avg. Sales Price for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

Historical Average Sales Price by Month

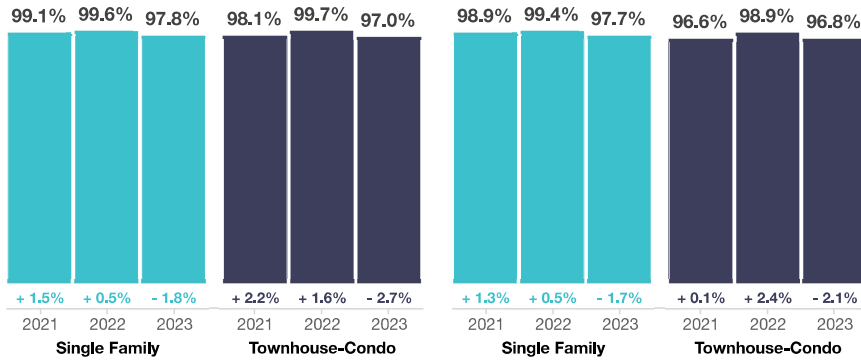


Percent of List Price Received

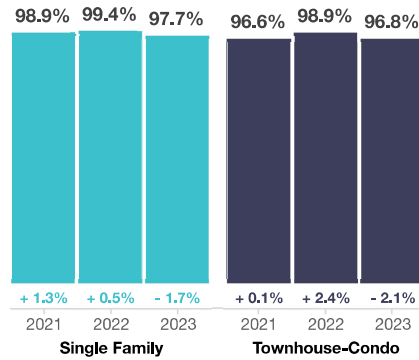
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



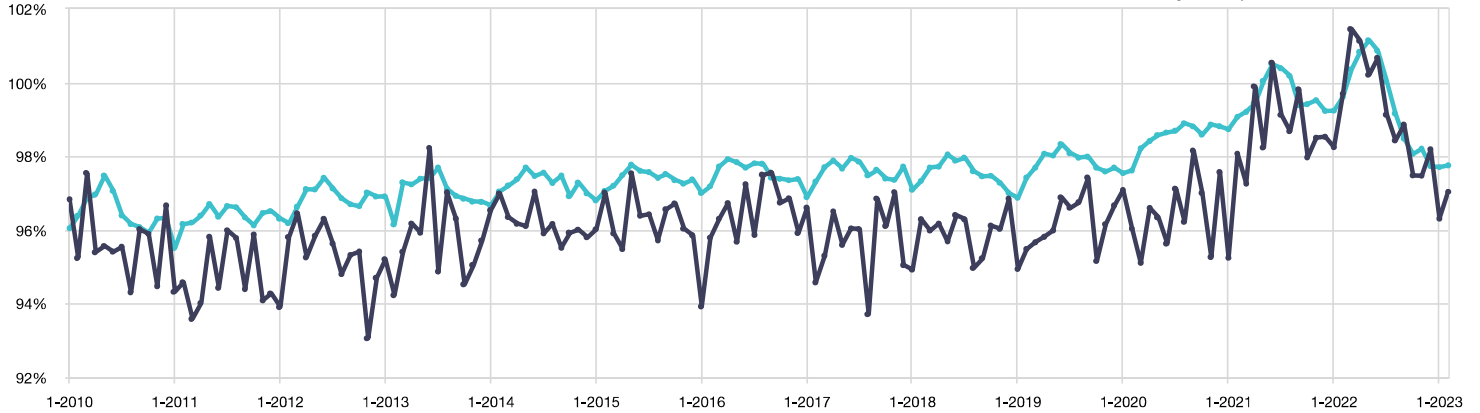
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	100.4%	+ 1.2%	101.5%	+ 4.3%
Apr-2022	100.8%	+ 1.4%	101.1%	+ 1.2%
May-2022	101.2%	+ 1.2%	100.2%	+ 2.0%
Jun-2022	100.9%	+ 0.4%	100.7%	+ 0.2%
Jul-2022	100.0%	- 0.4%	99.1%	0.0%
Aug-2022	99.2%	- 1.0%	98.4%	- 0.3%
Sep-2022	98.5%	- 0.9%	98.9%	- 0.9%
Oct-2022	98.1%	- 1.3%	97.5%	- 0.5%
Nov-2022	98.2%	- 1.3%	97.5%	- 1.0%
Dec-2022	97.7%	- 1.5%	98.2%	- 0.3%
Jan-2023	97.7%	- 1.5%	96.3%	- 1.9%
Feb-2023	97.8%	- 1.8%	97.0%	- 2.7%
12-Month Avg*	99.4%	- 0.3%	99.1%	+ 0.2%

* Pct. of List Price Received for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

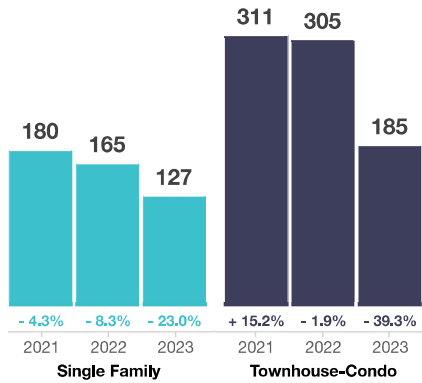


Housing Affordability Index

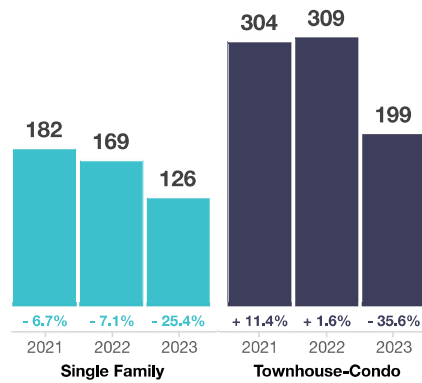
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

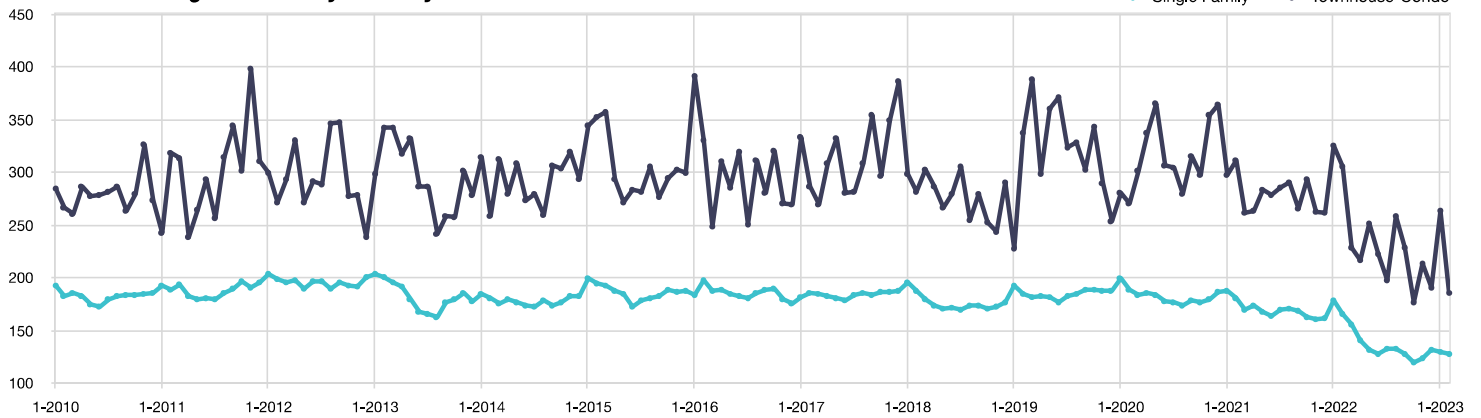


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	155	- 8.3%	228	- 12.6%
Apr-2022	140	- 19.1%	216	- 17.9%
May-2022	131	- 21.6%	251	- 11.3%
Jun-2022	127	- 22.1%	222	- 20.1%
Jul-2022	132	- 21.9%	197	- 30.9%
Aug-2022	132	- 22.4%	258	- 11.0%
Sep-2022	127	- 24.4%	228	- 14.0%
Oct-2022	119	- 26.5%	176	- 39.9%
Nov-2022	123	- 23.1%	213	- 18.7%
Dec-2022	131	- 18.6%	190	- 27.2%
Jan-2023	129	- 27.5%	263	- 19.1%
Feb-2023	127	- 23.0%	185	- 39.3%
12-Month Avg	131	- 21.6%	219	- 22.1%

Historical Housing Affordability Index by Month

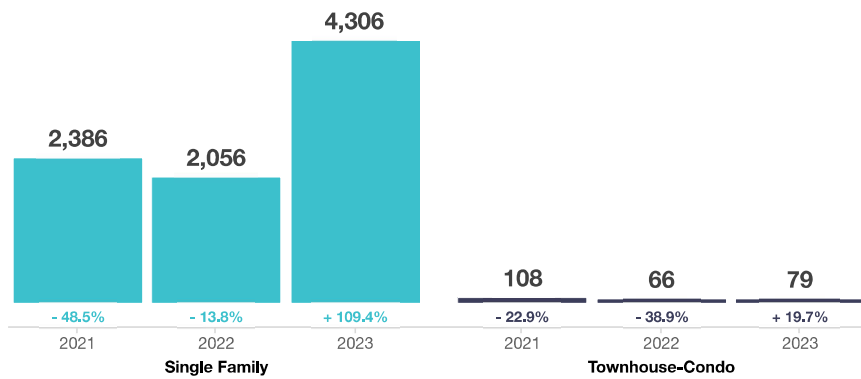


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

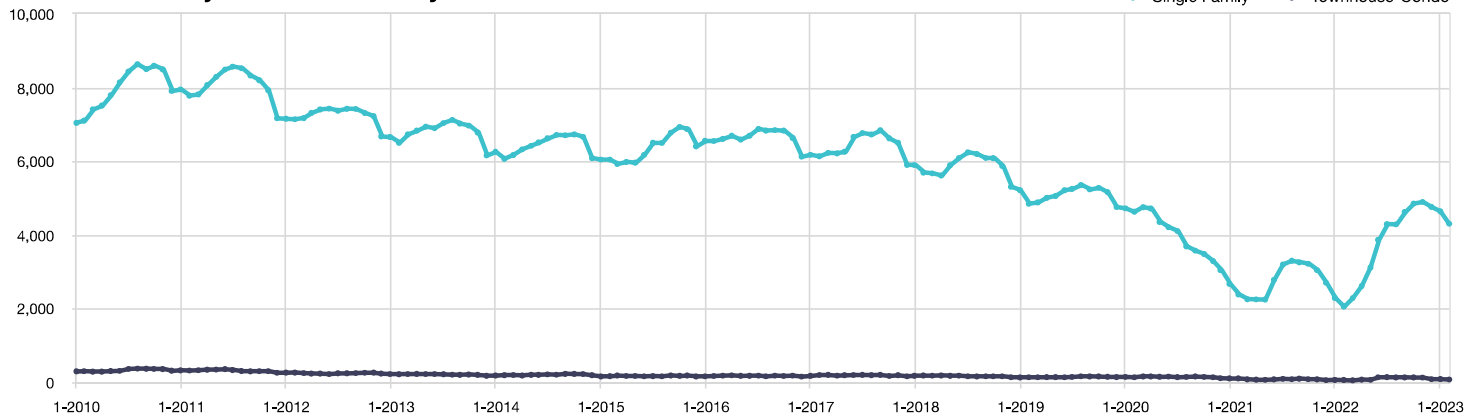


February



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	2,287	+ 1.2%	57	- 32.1%
Apr-2022	2,616	+ 16.1%	77	+ 4.1%
May-2022	3,120	+ 38.8%	70	0.0%
Jun-2022	3,868	+ 39.0%	139	+ 67.5%
Jul-2022	4,297	+ 34.4%	144	+ 50.0%
Aug-2022	4,289	+ 30.0%	137	+ 53.9%
Sep-2022	4,623	+ 41.8%	137	+ 35.6%
Oct-2022	4,855	+ 50.9%	135	+ 51.7%
Nov-2022	4,897	+ 60.9%	133	+ 58.3%
Dec-2022	4,762	+ 76.0%	89	+ 43.5%
Jan-2023	4,643	+ 102.6%	92	+ 37.3%
Feb-2023	4,306	+ 109.4%	79	+ 19.7%
12-Month Avg	4,047	+ 48.9%	107	+ 33.8%

Historical Inventory of Homes for Sale by Month

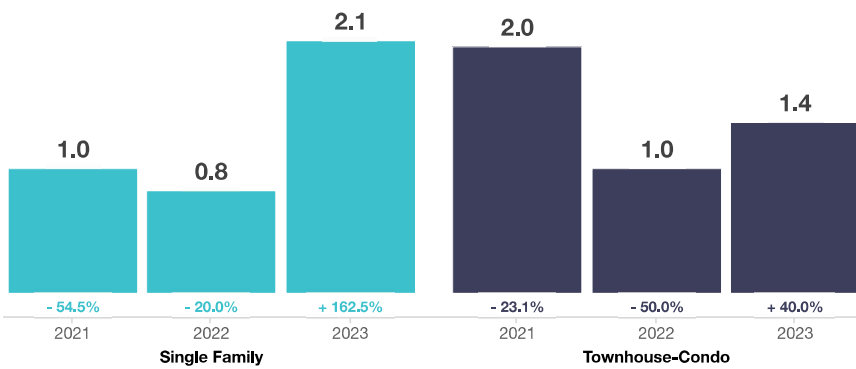


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



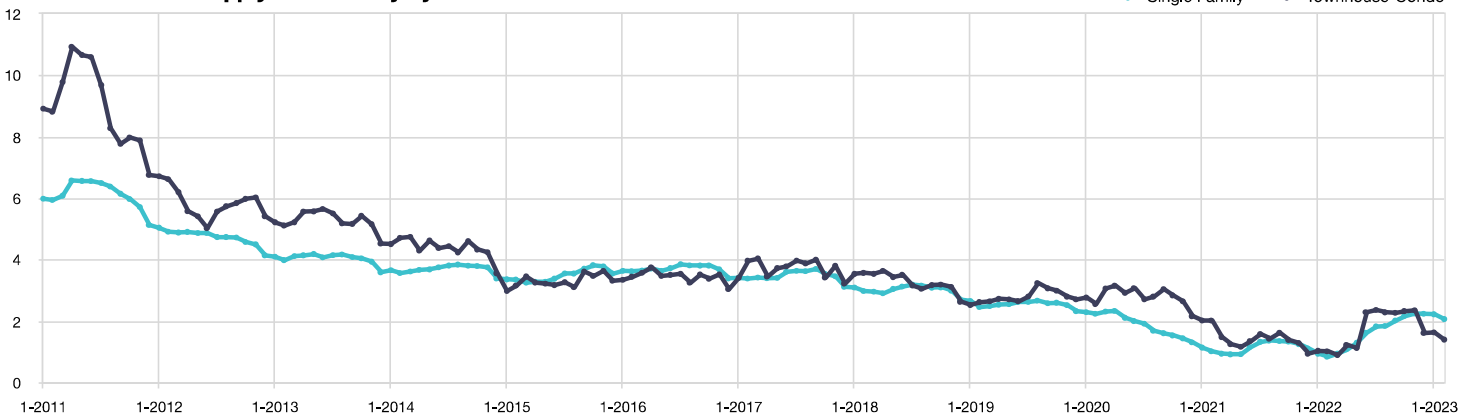
February



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2022	0.9	0.0%	0.9	-40.0%
Apr-2022	1.1	+22.2%	1.2	0.0%
May-2022	1.3	+44.4%	1.1	-8.3%
Jun-2022	1.6	+45.5%	2.3	+76.9%
Jul-2022	1.8	+38.5%	2.4	+50.0%
Aug-2022	1.8	+28.6%	2.3	+64.3%
Sep-2022	2.0	+53.8%	2.3	+43.8%
Oct-2022	2.2	+69.2%	2.3	+64.3%
Nov-2022	2.2	+83.3%	2.3	+76.9%
Dec-2022	2.2	+100.0%	1.6	+77.8%
Jan-2023	2.2	+144.4%	1.6	+60.0%
Feb-2023	2.1	+162.5%	1.4	+40.0%
12-Month Avg*	1.8	+60.6%	1.8	+40.3%

* Months Supply for all properties from March 2022 through February 2023. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	2-2022	2-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		2,029	2,157	+ 6.3%	4,179	4,397	+ 5.2%
Pending Sales		2,115	2,045	- 3.3%	4,458	3,953	- 11.3%
Closed Sales		1,883	1,489	- 20.9%	3,816	2,735	- 28.3%
Days on Market Until Sale		27	46	+ 70.4%	27	44	+ 63.0%
Median Sales Price		\$230,000	\$231,500	+ 0.7%	\$225,000	\$235,000	+ 4.4%
Average Sales Price		\$277,619	\$274,329	- 1.2%	\$269,674	\$278,602	+ 3.3%
Percent of List Price Received		99.6%	97.7%	- 1.9%	99.4%	97.7%	- 1.7%
Housing Affordability Index		167	129	- 22.8%	170	127	- 25.3%
Inventory of Homes for Sale		2,122	4,385	+ 106.6%	—	—	—
Months Supply of Inventory		0.8	2.0	+ 150.0%	—	—	—